133.0	0006	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,800 / 810,800
					USE VALUE:	810,800 / 810,800
					ASSESSED:	810,800 / 810,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MESLEH MICHAEL & STACIA
Owner 2:	
Owner 3:	
Street 1:	123 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOHN DAVID T & MICHELLE M -
Owner 2:	-
Street 1:	123 GLOUCESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,331 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 1276 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7331.000	234,200	700	575,900	810,800
Total Card	0.168	234,200	700	575,900	810,800
Total Parcel	0.168	234,200	700	575,900	810,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 635.42 | /Parcel: 635.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85570

GIS Ref

GIS Ref

Insp Date 12/01/17

!10376!

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	234,200	700	7,331.	575,900	810,800	810,800	Year End Roll	12/18/2019
2019	101	FV	198,800	700	7,331.	607,900	807,400	807,400	Year End Roll	1/3/2019
2018	101	FV	198,500	0	7,331.	448,000	646,500	646,500	Year End Roll	12/20/2017
2017	101	FV	198,500	0	7,331.	428,800	627,300	627,300	Year End Roll	1/3/2017
2016	101	FV	198,500	0	7,331.	396,800	595,300	595,300	Year End	1/4/2016
2015	101	FV	193,800	0	7,331.	332,800	526,600	526,600	Year End Roll	12/11/2014
2014	101	FV	193,800	0	7,331.	325,100	518,900	518,900	Year End Roll	12/16/2013
2013	101	FV	193,800	0	7,331.	309,700	503,500	503,500		12/13/2012

PRINT

Date	Time
12/11/20	00:41:13

LAST REV

Date	Time
03/22/18	12:48:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10376

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHN DAVID T &	61806-178		5/15/2013		531,000	No	No		
JOHN DAVID T,	55447-36		9/24/2010	Convenience	10	No	No		
LOUSARARIAN JOS	54266-205		2/5/2010	Change>Sale	420,000	No	No		
LOUSARARIAN JOS	22801-451		1/5/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2013	850	Manual	9,614					
2/5/2010	88	Redo Kit	18,750	C				GUT KIT & REDO

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	Meas/Inspect	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
6/1/2010	Info Fm Prmt	EMK	Ellen K
3/16/2009	Inspected	345	PATRIOT
2/25/2009	Meas/Inspect	372	PATRIOT
11/14/2000	Hearing N/C	201	PATRIOT
12/7/1999	Inspected	267	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	85570
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7331		Sq. Ft.	Site		0	90.	0.87	10									575,937						575,900	

Total AC/HA:	0.16830	Total SF/SM:	7331	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 575,937	Spl Credit	Total: 575,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	/GRAY BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00739920
Adj $ / SQ:	169.999
Other Features:	86050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339403
Depreciation:	105215
Depreciated Total:	234188

COMMENTS

641-0596, SCUTTLE HOLE SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

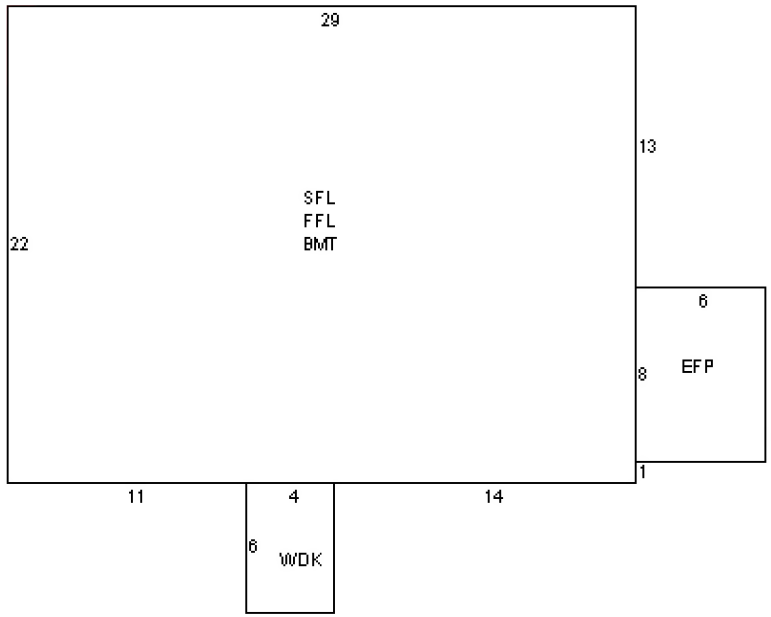
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.00
Special Features:	0	Val/Su Net:	117.93
Final Total:	234200	Val/Su SzAd	183.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	638	51.000	32,538
FFL	First Floor	638	170.000	108,459
SFL	Second Floor	638	170.000	108,459
EFP	Enclos Porch	48	73.140	3,511
WDK	Deck	24	16.120	387

Net Sketched Area:	1,986			Total:	253,354
Size Ad	1276	Gross Are	1986	FinArea	1276

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

133.0-0006-0003.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2014	4.85	T	5	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700